



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/101

LOCATION OF AFFECTED AREA

100 YELLOW BRICK ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **04/08/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places

NEW OUTBUILDING / GARAGE
100 YELLOW BRICK ROAD, OLD BEACH, 7017
FOR P. & M. JOHNSTON

CERTIFICATE OF TITLE: VOLUME - 115060 FOLIO - 7
PID: 1703138
LAND AREA: 2.284ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
BRIGHTON LOCAL PROVISIONS SCHEDULE
ZONE: 20.0 RURAL LIVING
OVERLAYS: PRIORITY VEGETATION AREA
WATERWAY AND COSTAL PROTECTION AREA
BUSHFIRE PRONE AREAS
LOW LANDSLIP HAZARD BAND

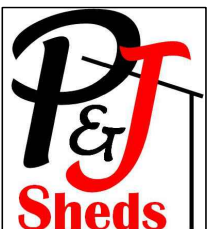
SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

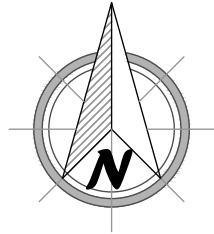
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 101305





LOT AREA: 2.284ha

EXISTING AREAS:

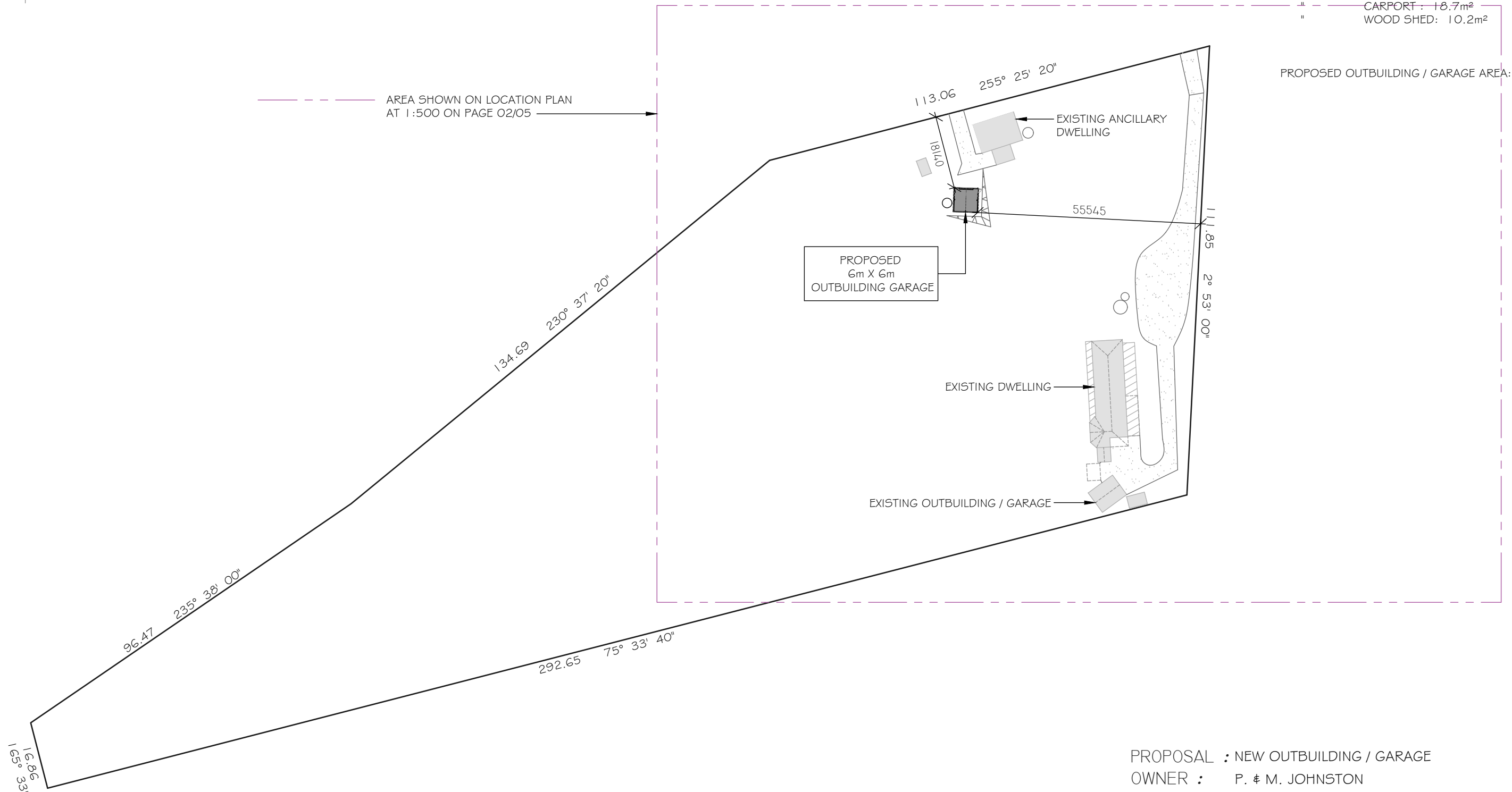
EXISTING DWELLING : 216.3m²
" VERANDAH : 28.9m²
" DECK : 69.6m²
" PERGOLA : 13.9m²
" OUTBUILDING / GARAGE : 45m²
" GARDEN SHED : 13.8m²

EXISTING ANCILLARY DWELLING : 78.4m²

" CARPORT : 18.7m²
" WOOD SHED : 10.2m²

PROPOSED OUTBUILDING / GARAGE AREA: 36m²

AREA SHOWN ON LOCATION PLAN
AT 1:500 ON PAGE 02/05



SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:1000

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

PROPOSAL : NEW OUTBUILDING / GARAGE

OWNER : P. & M. JOHNSTON

ADDRESS: 100 YELLOW BRICK ROAD, OLD BEACH, 7017

SCALE: 1:1000

DATE: 26th JUNE 2025

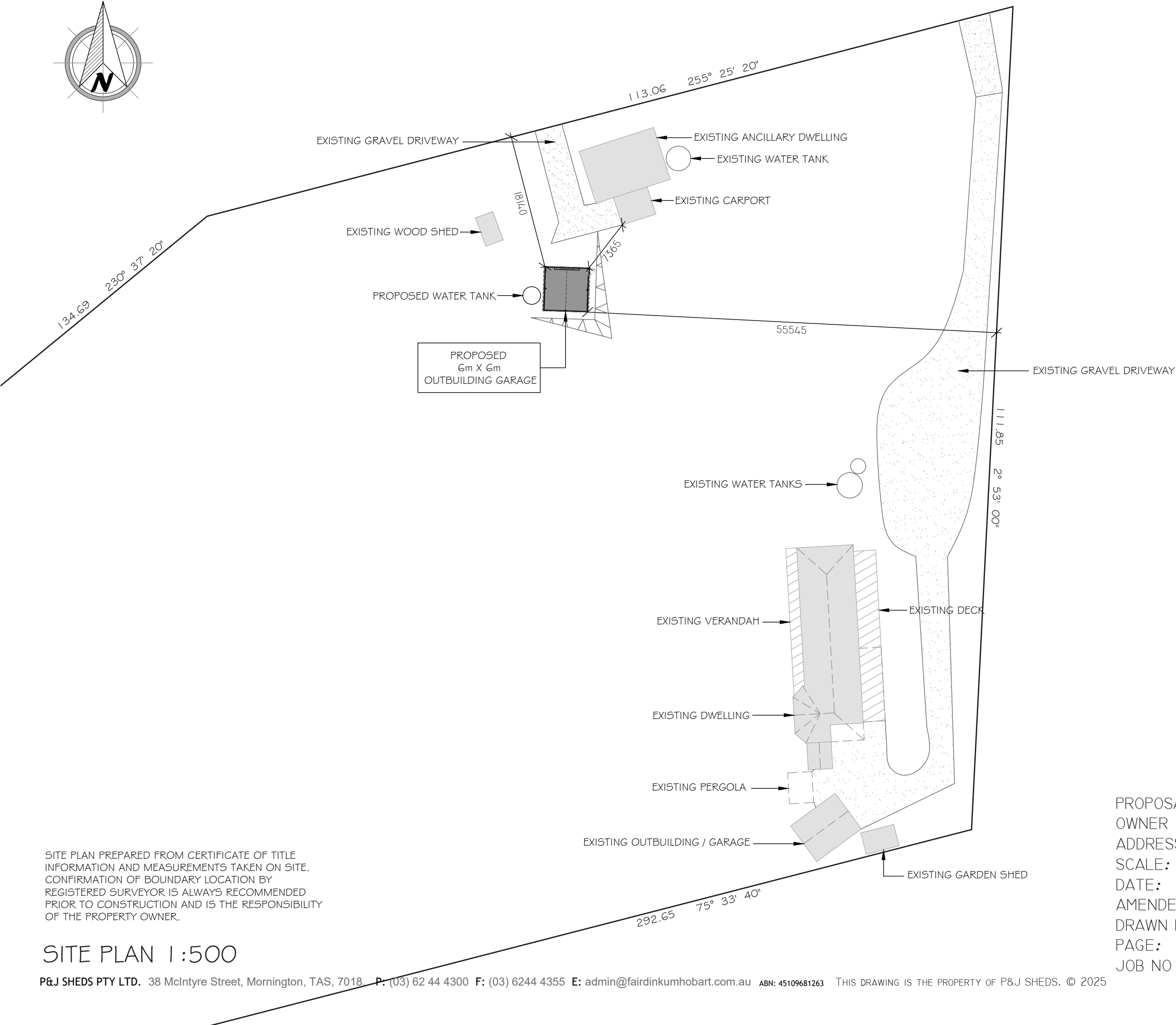
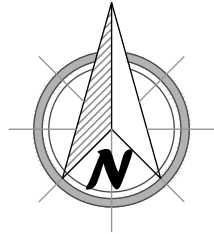
AMENDED:

DRAWN BY: A. BROWN CC6003R

PAGE: 01/05

JOB NO : 101305





- LOT AREA: 2.284ha
- EXISTING AREAS:
- EXISTING DWELLING : 216.3m²
 - " VERANDAH : 28.9m²
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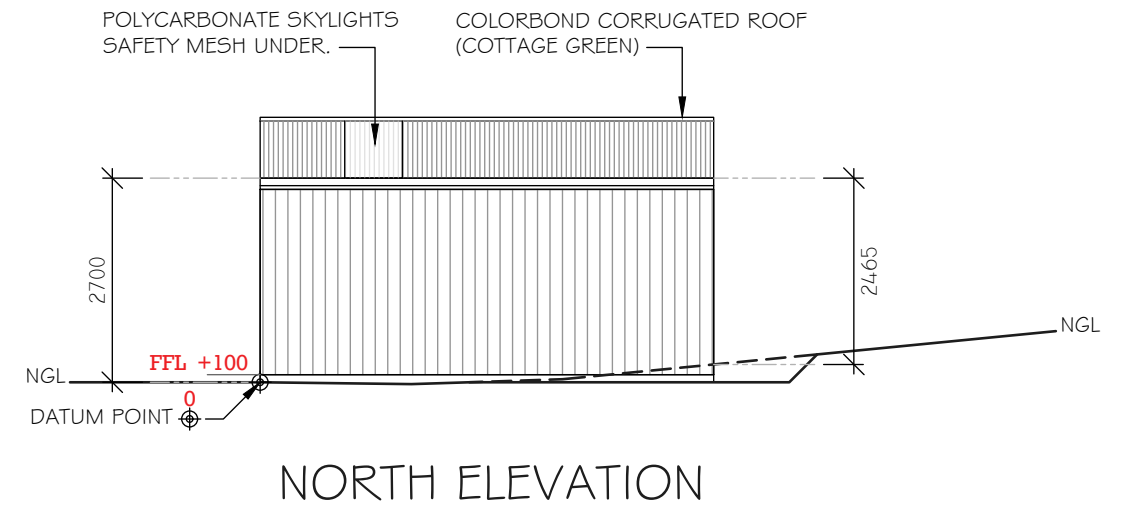
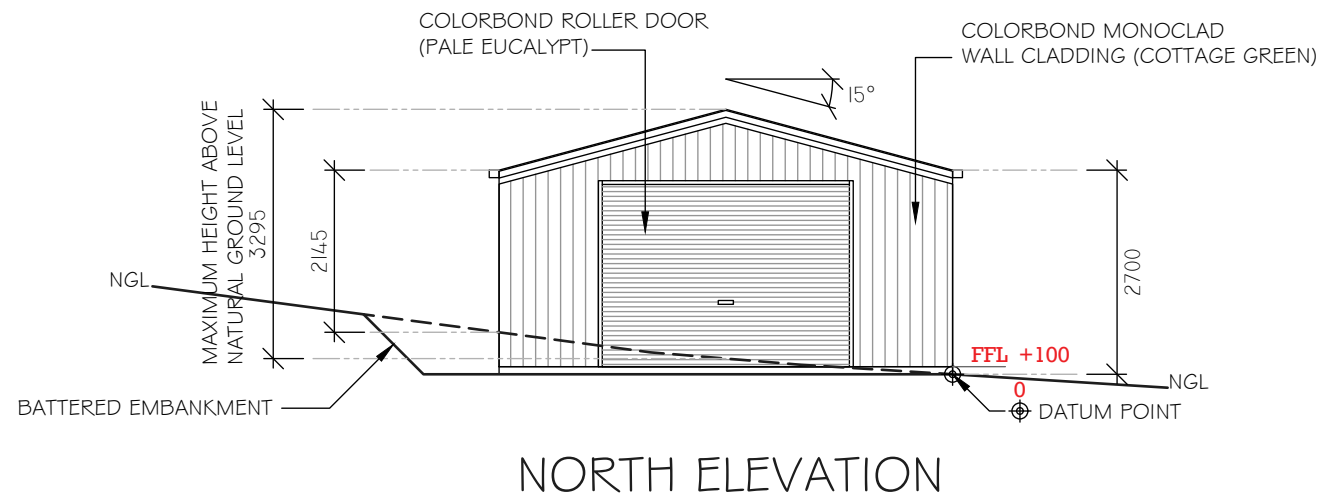
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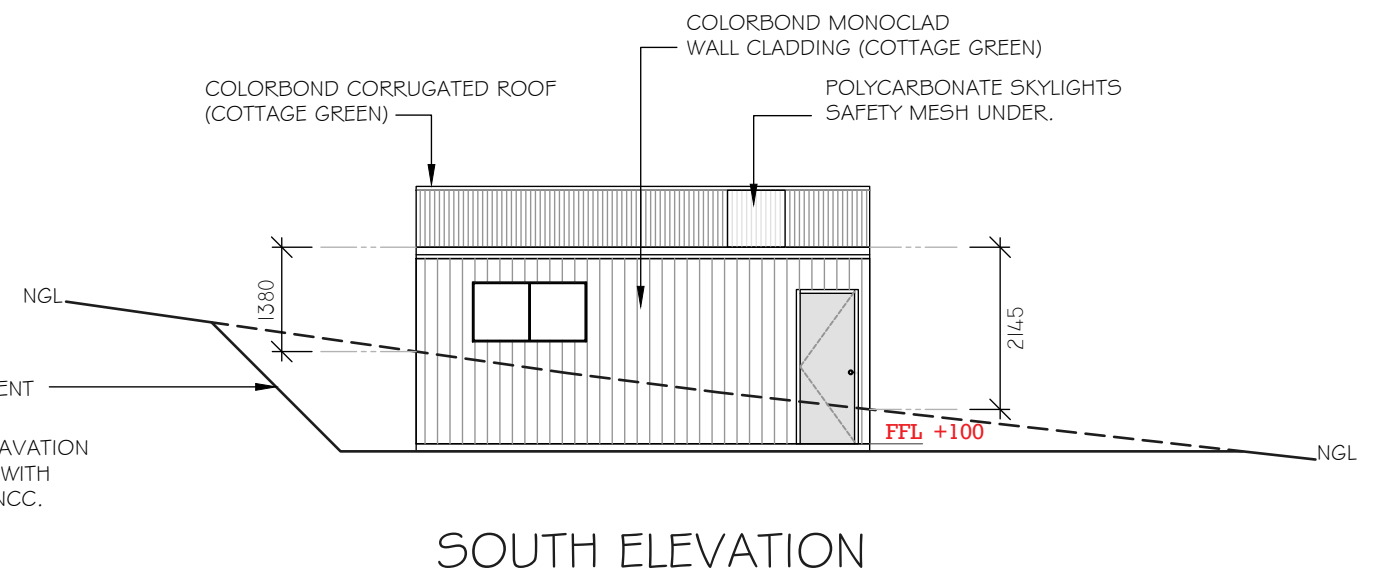
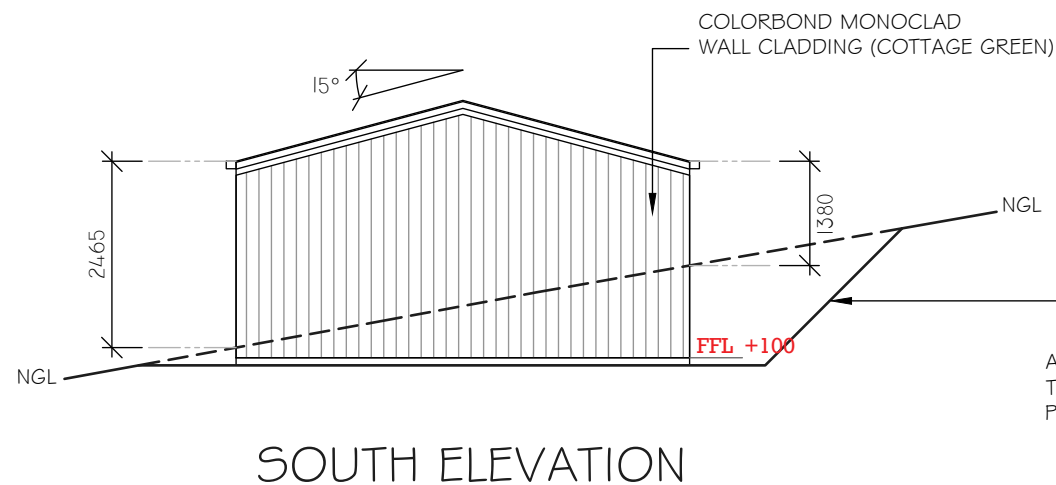
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COLOUR'S (COLORBOND®):
 EXT. WALLS - COTTAGE GREEN
 ROOF - COTTAGE GREEN
 ROLLER DOOR - PALE EUCALYPT
 PA DOOR - PALE EUCALYPT
 WINDOW FRAME - COTTAGE GREEN
 GUTTER - COTTAGE GREEN
 CORNER FLASH - COTTAGE GREEN
 BARGE FLASHING - COTTAGE GREEN
 OPENING FLASH - COTTAGE GREEN



ALL EARTHWORKS & EXCAVATION
 TO BE IN ACCORDANCE WITH
 PART 3.2 OF CURRENT NCC.

REFER TO DRAWINGS BY NORTHERN CONSULTING ENGINEERS FOR ALL
 MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN
 AND SPECIFICATIONS.

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

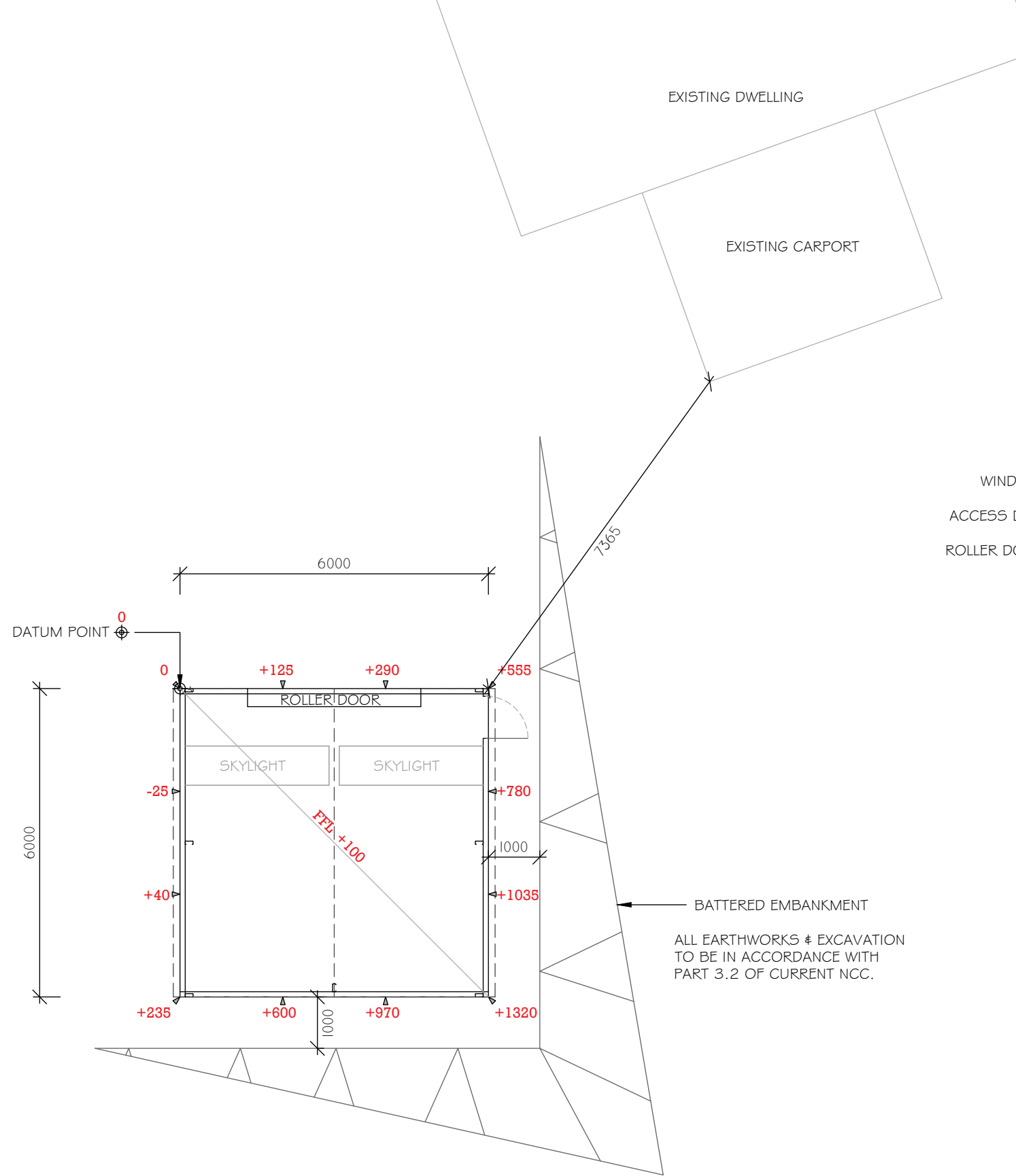
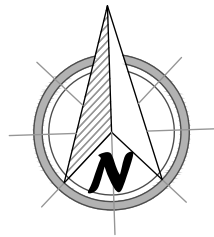
ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2600mm
 END WALL HEIGHT TO APEX - 3404mm

ELEVATIONS 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2025

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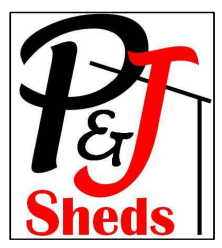




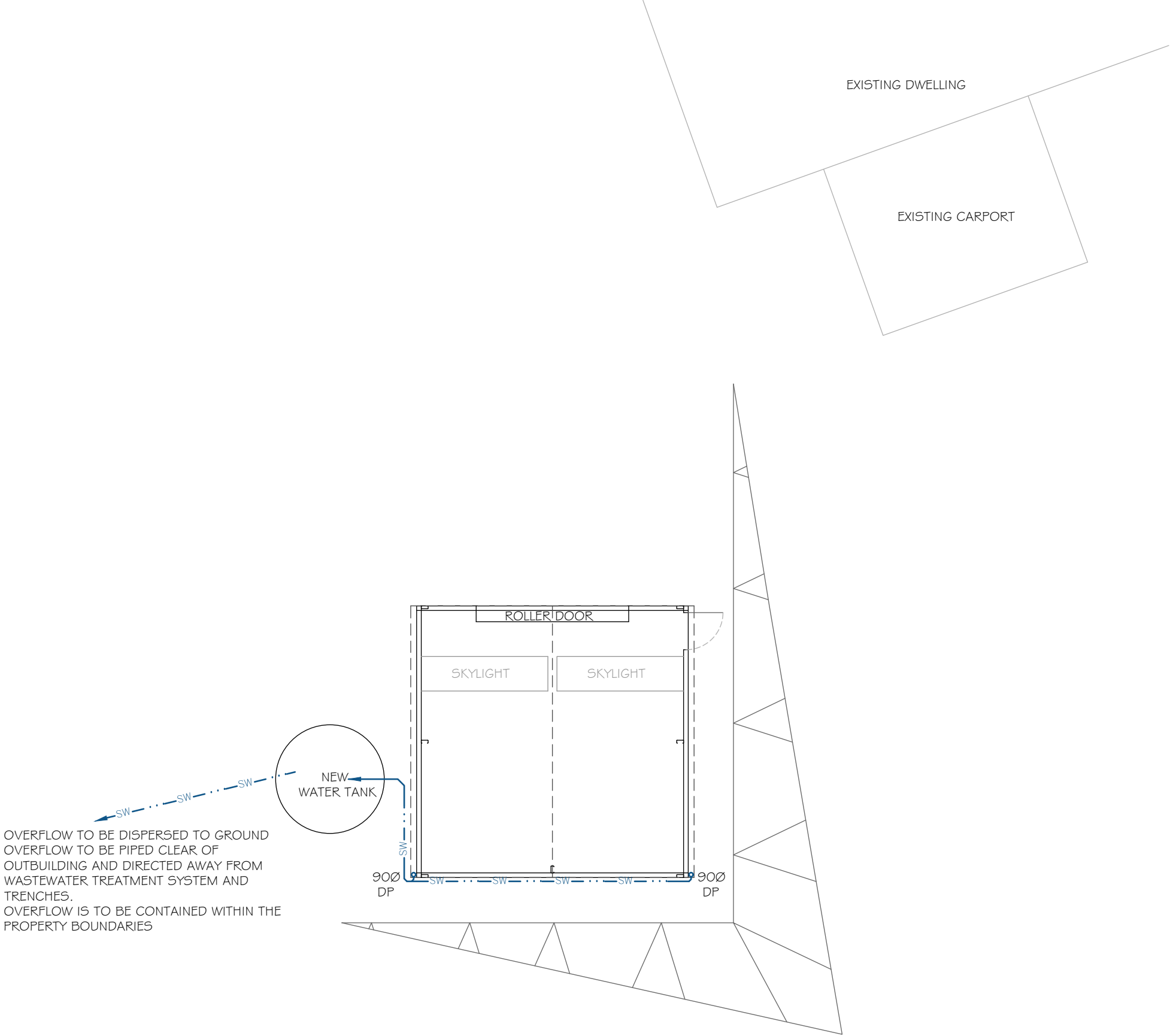
WINDOW & DOOR SCHEDULE

	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1510mm
ACCESS DOOR	PA	2040mm	820mm
ROLLER DOORS	RD1	2460mm	3370mm

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FLOOR PLAN 1:100



OVERFLOW TO BE DISPERSED TO GROUND
OVERFLOW TO BE PIPED CLEAR OF
OUTBUILDING AND DIRECTED AWAY FROM
WASTEWATER TREATMENT SYSTEM AND
TRENCHES.
OVERFLOW IS TO BE CONTAINED WITHIN THE
PROPERTY BOUNDARIES

CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' BUILDS'
DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia DOWNPIPES TO NEW WATER TANK.
OVERFLOW FROM WATER TANK TO BE PIPED CLEAR OF EXISTING WASTE WATER TRENCHES
AND CONTAINED WITHIN THE PROPERTY BOUNDARIES.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PLUMBING PLAN 1:100

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